

Staff Hearing Officer Minutes- July 2, 2008

ACTUAL TIME: 1:48 P.M.

D. APPLICATION OF JEFF SHELTON, AGENT FOR ANN DE BRUYN KOPS, 1057 ARBOLADO ROAD, APN 019-241-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00462)

The project site is currently developed with a single-family residence with attached garage. The proposed project involves a major remodel, site improvements, new deck, and 1,200 square feet of first and second floor additions. The discretionary applications required for this project are Modifications to permit alterations and additions within the required front setback and open yard areas (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Paul De Bruyn Kops, Property Owner, present.

Roxanne Milazzo, Associate Planner, gave the Staff presentation and recommendation.

Ms. Reardon requested staff and the applicant to clarify whether the proposed project is a demolition and rebuild or an addition to the existing house, to which the applicant clarified that the proposed project was a partial demolition, rebuild, and addition.

The Public Hearing was opened at 1:56 p.m.

Mr. Chris Kamen expressed concern regarding height of the proposed project, but generally supports the project.

Ms. Joyce Searls expressed concern regarding height of the new roof of the garage compared to the existing roof, and supports a pulled back or recessed second story element for improved public view corridor of the ocean. The applicant confirmed that the garage foot print and the height of the garage roof would remain the same.

Mr. Cliff Hickman expressed concern regarding the height of the new garage and accurate detailed drawings and elevations of the proposed project.

Ms. Jacqueline Page expressed concern regarding second story and garage height of the proposed project, and would prefer the structure moved further back into the property to improve the public view corridor.

The Public Hearing was closed at 2:06 p.m.

Ms. Milazzo clarified that the second story of the proposed project did not require modification relief.

Ms. Reardon clarified that she would only act on the presented modification requests regarding filling in the area between the house and the garage, the alterations of the walls of the walls of the garage in the front setback, and the encroachment into the open yard.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and observed the story poles and surrounding neighborhood along Roble Lane.

Ms. Reardon concurred with staff that filling in the area in the front setback does not encroach any further into the front yard and is located behind existing structures within the setback and is supportable, that the alterations to the garage walls are supportable since they do not increase the building footprint nor intensify the use of the garage, and use of a secondary front yard as open yard on such a constrained lot is also acceptable.

Mr. Kato proposed to add the condition that the height of the garage roof would not change from what is existing.

ACTION:

Assigned Resolution No. 052-08

Approved the Modifications as proposed, making the findings necessary to secure appropriate improvements on the lot that are consistent with the purposes and intent of the Zoning Ordinance, such that: 1) The proposed addition in the front setback located behind an existing portion of the house that is-already located in the setback and would not encroach closer to the street and further into the front setback; 2) The proposed alteration to the existing garage would not change the building footprint of the garage nor intensify the existing use of the garage; and 3) The resultant open yard meets open yard requirements contained in the Ordinance that the Ordinance Committee has reviewed and recommended that City Council Introduce and Adopt. This approval is subject to the conditions that: 1) The proposed height of the garage roof would not change; and 2) Transportation Division staff to review the landscaping improvements in the driveway area for safety and visibility concerns.

Ms. Reardon announced the ten calendar day appeal period to the Planning Commission and subject to suspension for review by the Commission.